159.0	0011	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	961,600 / 961,600
					USE VALUE:	961,600 / 961,600
					ASSESSED:	961,600 / 961,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEARY CHRISTOPHER P &
Owner 2:	LEARY COURTNEY W
Owner 3:	
Street 1:	253 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBSON JULIE A & -
Owner 2:	SCALZILLI CHRISTOPHER B -
Street 1:	253 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 2595 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	541,600		420,000	961,600
Total Card	0.138	541,600		420,000	961,600
Total Parcel	0.138	541,600		420,000	961,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.53 | /Parcel: 370.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106218
GIS Ref:
GIS Ref:
Insp Date: 12/05/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0011-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	541,700	0	6,000.	420,000	961,700	961,700	Year End Roll	12/18/2019
2019	101	FV	405,900	0	6,000.	420,000	825,900	825,900	Year End Roll	1/3/2019
2018	101	FV	405,900	0	6,000.	354,000	759,900	759,900	Year End Roll	12/20/2017
2017	101	FV	405,900	0	6,000.	324,000	729,900	729,900	Year End Roll	1/3/2017
2016	101	FV	190,800	0	6,000.	276,000	466,800	466,800	Year End	1/4/2016
2015	101	FV	162,200	0	6,000.	240,000	402,200	402,200	Year End Roll	12/11/2014
2014	101	FV	162,200	0	6,000.	222,000	384,200	384,200	Year End Roll	12/16/2013
2013	101	FV	162,200	0	6,000.	211,200	373,400	373,400		12/13/2012

!12463!

PRINT

Date	Time
12/11/20	02:33:01

LAST REV

Date	Time
08/25/16	14:32:30

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12463

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBSON JULIE A	1483-6		12/18/2015		890,000	No	No		
GIORGIO DAVID T	1471-33		5/15/2015	Change>Sale	540,000	No	No		
	914-77		12/1/1978		49,500	No	No		Y

USER DEFINED

Prior Id # 1:	106218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2015	1025	Heat App	10,000		7/28/2015			Install 1 warm air
5/26/2015	568	Addition	150,000					
8/31/2001	615	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2016	Sales Review	PT	Paul T
7/15/2015	Permit Insp	PC	PHIL C
12/5/2008	Measured	336	PATRIOT
10/25/2008	Meas/Inspect	345	PATRIOT
1/17/2000	Inspected	277	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15095413
Const Adj.:	0.98990101
Adj $ / SQ:	142.416
Other Features:	114910
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567715
Depreciation:	26115
Depreciated Total:	541600

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

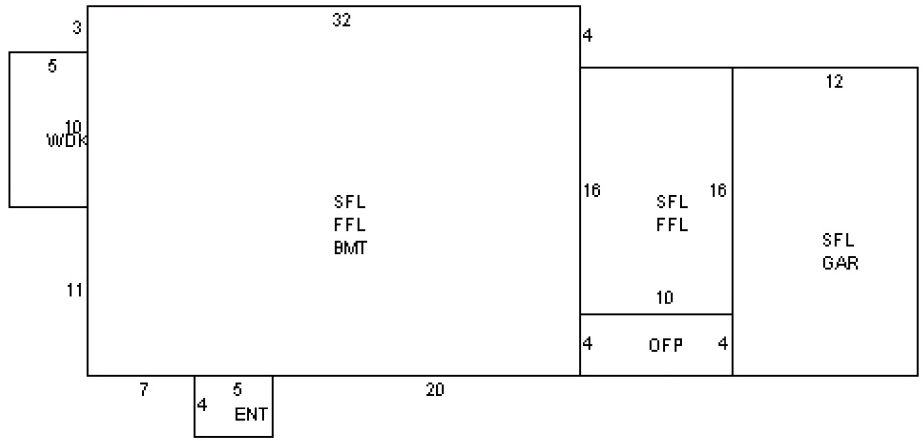
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,168	142.420	166,342
FFL	First Floor	928	142.420	132,162
BMT	Basement	768	60.780	46,676
GAR	Garage	240	25.160	6,038
WDK	Deck	50	15.840	792
OFP	Open Porch	40	43.560	1,742
ENT	ENTRY	20	26.130	523

	Net Sketched Area:	3,214		Total:	354,275
Size Ad	2096	Gross Are	3214	FinArea	2595

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.32
Special Features:	0	Val/Su Net:	168.51
Final Total:	541600	Val/Su SzAd	258.40

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0011-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	